



Units C & D Welland Court, Riverside Industrial Estate, Market  
Harborough,  
Leicestershire, LE16 7PT

# Units C & D Welland Court

Riverside Industrial Estate, Market Harborough, Leicestershire, LE16 7PT



## Agreement

For Sale



## Detail

Industrial/Warehouse  
Units



## Rent/Price

From £220,00 + VAT  
to £440,000 + VAT



## Size

Unit C - 2,270 sq ft  
(210.89 sq m)  
Unit D - 2,104 sq ft  
(195.47 sq m)  
Combined - 4,374 sq ft  
(406.36 sq m)



## Location

Market Harborough,  
LE16 7PT



## Property ID

FILENO/2026/AL

**For Viewing & All Other Enquiries Please Contact:**



## Amanda Lawrence

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Senior Surveyor

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## Property

The properties comprise two mid-terraced light industrial warehouse units of steel portal frame construction with insulated profile sheeting to walls and roof with translucent roof lights.

Internally each unit is fitted with a single WC and kitchenette on the ground floor and unit D has a large blockwork office to the rear. Both units are fitted with heating and lighting together with roller shutter loading doors to the front elevation which measure 2.9m wide x 4.2m high. There is also a separate personnel access door to each unit. In addition, there are solar panels fitted to the roof.

Externally there are two parking spaces per unit to the front and a further space per unit in a communal parking area

The units are currently occupied by one company and have single knock-through doors at ground floor level both currently fitted with extensive mezzanines offering further storage space.

The units are available either in combination or separately.

## Energy Performance Certificate

The properties have an EPC rating of: Unit C - D 90  
Unit D - D 93

## Town & Country Planning

The properties have been most recently been used for light industrial and distribution uses.

Interested parties are advised to make their own investigations to the Local Planning Authority with regards to their proposed use.

## Accommodation

The properties have been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate that it provides the following floor area:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit C		
Ground Floor	122.54	1,319
Mezzanine	88.35	951
Unit D		
Ground Floor	122.91	1,323
Mezzanine	72.56	781
Units C & D Combined		
Total GIA	406.36	4,374

## Rates

**Charging Authority:** Harborough District Council  
**Description:** Workshop and Premises  
**Rateable Value:** The property is currently jointly assessed with several neighbouring properties and will need to be re-assessed upon completion.

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Services

We understand that electricity (including three-phase power), mains water and gas are all connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Price

**£220,000 per unit plus VAT or £440,000 plus VAT combined.**

## Tenure

The properties are available **For Sale** with vacant possession on completion.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

The property is located on Welland Court on the Riverside Industrial Estate.

The Riverside Industrial Estate is accessed from the A4304 Rockingham Road being one of the main arterial roads into the town centre. Rockingham Road links with A6 bypass which provides direct access to the A14 at junction 6 at Rothwell and on to the M1/M6 interchange to the west and to Huntingdon and the east coast ports of Felixstowe and Harwich to the east.

The Midland Mainline train station is just 0.4 miles along Rockingham Road and provides regular services to London St Pancras International with a journey time of just under 1 hour.

Market Harborough is an affluent market town with a population of approximately 24,000 and sits on the Leicestershire and Northamptonshire border.

 what3words

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